

**TYRONE TOWNSHIP PLANNING COMMISSION**

**MEETING MINUTES  
September 10, 2013**

**PRESENT:** Mark Meisel, Dave Wardin, Cam Gonzalez, Ron Puckett, Deb Lee, and Anne Linder.

**ABSENT:** Mike Wood

**OTHERS PRESENT:** Zoning Administrator Vanessa Bader, and Tyrone Township Substitute Planner Sarah Traxler, and 8 others.

**CALL TO ORDER:** 7:00 p.m. by Chairman Meisel

**PLEDGE OF ALLEGIANCE:**

**CALL TO THE PUBLIC:**

**APPROVAL OF THE AGENDA:**

Gonzalez moved to approve the meeting agenda as presented. (Lee seconded.)  
The motion carried by unanimous voice vote.

**APPROVAL OF THE MINUTES:**

Gonzalez moved to approve the meeting minutes from August 13, 2013 as presented. (Wardin seconded.) The motion carried by unanimous voice vote.

**CORRESPONDENCE:** None.

**OLD BUSINESS #1:** Review Definition of "setback" and "yard"

Planner Traxler reviewed the proposed definitions and a memo from Planner Hodges from August 6th.

**OLD BUSINESS #2:** Review Definition of "outlot"

Discussed finding another word for "outlot" in the PUD section since it is used in the Subdivision Ordinance.

**NEW BUSINESS #1:** Rezoning Request at 12356 White Lake Rd for Paul Weber

The applicant described his reason for wanting the rezoning. He bought the property about 2 years ago and wanted to build a barn larger than 1200 sq ft. Since he is zoned R-1 he cannot build larger than 1200 sq ft. He has several Rural Estate (RE) zoned parcels adjacent to him and would like to be rezoned to RE.

Chairman Meisel - In discussions with the Zoning Administrator they determined that a rezoning would be the mostly likely option. Since the Ordinance was just amended to allow an accessory building in the R-1 district to be built to 1200 sq ft with Planning Commission approval, it is unlikely that the Zoning Board of Appeals would grant a variance. He noted that the Master Plan's Future Land Use Map had the parcel zoned Natural Resource Preservation which is consistent with the Rural Estate zoning.

Planner Traxler reviewed the letter from Planner Hodges and reminded us that we need to consider every use possible in the RE and not just the reason or use presented by the applicant. She noted there was a shared driveway and although that was not the issue at hand, it was worth mentioning as 3 parcels use the access.

There were no major issues and a public hearing was scheduled for the October meeting. It was also noted that the Zoning Administrator would research the width of the parcel at the road.

**NEW BUSINESS #2:** Action Water Sports Site Plan Amendment to Add Additional Buildings

Their representative, John Asselin, gave a report on wanting to add 3 new storage buildings, very similar to what is already on the site. He noted they increased their water detention basins to accommodate these, and 3 future buildings, on the site. They have already spoken with the Livingston County Drain Commission and are having their plans reviewed.

Chairman Meisel addressed the existing screening. He noted there is plenty to the South and West. Mr. Asselin commented that they did not have or need screening to the North as it is the same zoning type and it is not needed.

Wardin - Said the legal description does not appear to be correct. He also commented that the grades noted on the plan appear to be a little off on the South side of one of the proposed buildings. Mr. Asselin agreed and said they may need to raise the building a foot or so. It will be discussed with their engineer and changed.

Planner Traxler reviewed Planner Hodges letter and said the following items should be addressed:

- A use statement should be included on the plan.
- Note whether or not the outdoor storage will increase
- The number of employees and if that will increase.
- Will this require a public hearing. In 2006 they received a Special Use Permit because they had outdoor storage. She suggested a public hearing if that storage is planned to increase.

Chairman Meisel noted that the use statement will be helpful to anyone looking at the plans in the future to explain the purpose of the amendment.

The owner stated the outdoor storage is to remain as is, but will be relocated behind the proposed new buildings. It will not increase. It consists of boats on trailers.

Planner Traxler said they should show dimensions of the outdoor storage and height and the proposed relocation area. It was also noted from Planner Hodges' letter to use the parking standards for New Motor Vehicles to determine if existing parking is sufficient.

Chairman Meisel questioned why those parking standards were suggested and felt there was adequate parking for the use.

Gonzalez and Zoning Administrator Bader said they were proposing storage buildings and were not increasing the sales floor, so there should not be a need for more parking.

Planner Traxler continued with the letter to mention recommended paving of the site around the proposed buildings. The owner stated that area is for internal use only and there are no semi-trucks or customers accessing the area. The semi-trucks do drive on a paved portion behind the

main building to unload, but not around behind the storage buildings. The Commission did not think the pavement standards would apply to this use. It was not a safety issue as customers are not driving or walking on the gravel.

Wardin went back to the parking issue and questioned how many employees they had and the square footage of their showroom. Owners said 17 total employees and 6,000 sq ft of just showroom. Wardin said using the parking standards suggested by the planner, they would be required to have 47 spaces and they show 45 on the plan.

It was noted they should show locations of the doors and lights and submit a cut-sheet for the lights to show they are downshielded. There were also some comments about the fence and it was agreed to move the fence shown in the stormwater pond on the North side.

Chairman Meisel said overall the plan looked good and it appears the other 3 proposed future buildings would also comply with our standards.

There was further discussion on the outdoor storage and whether they would need a public hearing for a Special Use.

Planner Traxler reviewed the list of action items on Planner Hodges' letter and items that were discussed.

- Provide a use statement and include a note about outdoor storage not increasing.
- Show relocation of storage
- Parking calculation method
- Show trees to be removed for the proposed buildings
- Showing lighting and provide cut-sheets
- Provide letter from the Livingston County Drain Commissioner
- Fix the fence shown in the detention pond
- Check the legal description
- Check grading at the SW corner
- Note that chain link fence is for security and is adequately screened
- Show door locations

Previous reviews from McKenna and Planning Commission minutes were reviewed to verify that the original plan received Special Use approval due to the outdoor storage in the Industrial district.

It was decided since the outdoor storage was to remain the same size and just be relocated further from the road behind the new buildings, a public hearing was not required. The requested changes would be made to the site plan and then reviewed by Zoning Administrator Bader, Chairman Meisel, and Commissioner Wardin once received. If they were sufficient, it would be forwarded to the Township Board for approval.

Lee recommended approval of the site plan to the Township Board provided the 11 items listed are deemed met by the subcommittee of the Chairman, Secretary, and the Zoning Administrator, and also that the Drain Commissioner letter may be received prior to the Township Board meeting.

Wardin mentioned stating that they were not required to have a public hearing and that the chain link fence is sufficient.

Lee amended the above motion to add that no public hearing was required since it was determined that the original public hearing was for the outdoor storage and the proposed outdoor storage on this plan is not increasing and the chain link fence is sufficient since it is needed for security and the site is adequately screened. (Puckett Seconded)

**New Business #3:** PCI Zoning District Development Strategy

Chairman Meisel reviewed with the Commission about the two properties along Old US 23 that are zoned FR. The Township Board is willing to go ahead with the rezoning on behalf of the owners. He said he would like to fast track the amendment and meet on a different night to just work on developing regulations for the new zoning district.

Puckett noted those building are nonconforming and have setback issues. Chairman Meisel said the idea is to make them less nonconforming by rezoning them which allows some sort of commercial use instead of having a commercial use in the Farming Residential District. He also stated that the owner of the building with the fence in front is willing to fix up the building if he can have a more usable site.

The worksession meeting for PCI was set for September 24th at 7pm.

**Old Business #2:** The Commission revisited this item.

Zoning Administrator Bader and Planner Hodges have each reviewed the section and did an electronic search and could not find the word "outlot" used in the Zoning Ordinance. They felt it was no longer an issue.

**Old Business #1:** The Commission revisited this item.

Planner Traxler provided a picture of a shared driveway and setbacks. She felt this would clarify the definitions. Zoning Administrator Bader said the picture described how the setbacks are currently enforced and felt it would help in explaining them to residents and would help to eliminate confusion. It was agreed to implement these changes into draft regulation amendments.

**Miscellaneous Business:**

Future Items: PCI and Residential Wind Generators

**ADJOURNMENT:** The meeting adjourned at 9:45 p.m.

**NEXT MEETING:** October 8, 2013 - Regular Meeting

Respectfully submitted by:

Vanessa Bader, Zoning Administrator